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## RURAL ZONING

### A List of References\*

Compiled by Louise O. Bercaw, Library, Bureau of  
Agricultural Economics, U. S. Dept. of Agriculture

June 30, 1937

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Albers, J. M. Recent amendments to the Wisconsin county zoning act.  
Jour. Land & Pub. Utility Econ. 11:411-413. 1935.

American academy of political and social science. Zoning in the  
United States. Amer. Acad. Polit. and Social Sci. Ann. v.155,  
pt. II, 254pp. Philadelphia. 1931.

This issue was designed for the purpose of presenting a  
general view of field of zoning. Among the articles are the  
following: History of Zoning, by Gordon Whitnall, pp. 1-14;  
Outline of the Law of Zoning in the United States, by W. L.  
Pollard, pp. 15-33; Zoning Laws and Their Relation to Taxation,  
by F. A. Delano, pp. 40-42; County Zoning Under the California  
Planning Act, by H. R. Pomeroy, pp. 47-59; State Zoning, by  
C. B. Whitnall, pp. 95-100; Regulating Land Uses in the County,  
by L. D. Tilton, pp. 123-136; Controlling the Load on Land  
Through Zoning, by E. P. Goodrich, pp. 166-177; Selected Refer-  
ences on Zoning in the United States, compiled by Katherine  
McNamara, pp. 213-227.

Baker, J. A. The Tennessee State Planning Commission. Jour. Land  
& Pub. Utility Econ. 12 (3): 315-316. August 1936.

This account of the purposes, powers and functions of the  
Commission under the Act creating the Tennessee State Planning  
Commission contains the following on rural zoning:

"Although not in itself a zoning enabling act, this statute  
provides as one of the duties of the various commissions the  
making of plans for development of their territories, drafting  
land utilization programs, and the recommendation of zoning  
measures and procedure to carry the land utilization program  
into effect. This planning act is the logical first step and  
seems to point toward a comprehensive rural and urban zoning pro-  
gram for Tennessee."

Bassett, E. M. Zoning and the state plan. City Planning 10 (3): 139-  
140. July 1934.

The writer points out the types of areas which enter into  
city planning and state land planning, and considers that while  
studies are essential, they "never become a plan until they head  
up into dynamic maps."

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\*These references were taken from a Bibliography on Land Utilization,  
1918-1936, compiled by Louise O. Bercaw and A. M. Hannay, which has  
been submitted for publication.



Blackmore, John. Planning and zoning in the state of Washington. Jour. Land & Pub. Utility Econ. 12(2): 205-206. May 1936.

Gives the provisions of a planning and zoning act passed in 1935.

"The law is forward-looking but in places seems inadequate.

Specific authority is given for zoning residential, trade and industrial uses, but no direct mention is made of agriculture, forestry, or recreation. Rather these and other uses of land have been lumped together under 'other purposes', but it is doubtful if the courts would uphold a specific zoning ordinance based on such generalized phraseology. A broad interpretation of the present law would allow agricultural, forestry, or recreational zoning, but it is not believed likely that any such regulatory measures will be forthcoming until the law is amended to provide specifically for them.

"An act providing for zoning for agricultural, forestry, and recreational uses failed to pass the legislature at the same time the present law was enacted, primarily because the state program of land classification was in its infancy and the need for such advanced legislation was not apparent to the legislators."

Carmalt, L. J. Rural zoning in suburban metropolitan areas. Planners' Jour. 2(1): 7-8. 1936.

Discussion by L. J. Carmalt in Planners' Jour. 2(2): 43-45. 1936.

Discussion by L. P. Cockrill, Kenneth Sampson, and L. J. Carmalt in Planners' Jour. 2(3): 75-77. 1936.

Ford, G. B. Zoning can help the farmer. Natl. Munic. Rev. 18(12): 742-744. Dec. 1929.

"Farmers living in small communities are subject to similar possibilities of injury by improper land uses as are their city brethren. How they may protect themselves is illustrated by suggested specifications governing wayside stands." - p. 742.

Gimre, Gerald. New planning and zoning legislation in Tennessee. Amer. City 50(6): 69. June 1935.

Describes six acts passed by the 1935 legislature.

The County and Regional Zoning Act "authorizes County Courts to adopt zoning laws. The act is ineffective by an amendment."

Goodman, R. B. Adjusting land-use to modern needs. Changes in rural and urban conditions. U. S. Daily 7(216): 1740. 1932.

Importance of zoning and the need for adjustment of land uses to "altered human needs".

Goodman, R. B. Building up farm community on efficiency basis. Rural zoning described as policy for developing local markets and industries and discouraging settlement in isolated areas. U. S. Daily 7(278): 2238. 1933.

Goodman, R. B. Remedy for town pauperism in under populated areas. U. S. Daily 7(181): 8. Oct. 10, 1932.

The Chairman of the Land Use Committee, State of Wisconsin, writes of the shift of population to urban centers and the adjustments of land use that are necessary to accommodate these shifts in population.

"Planning of land use finds its practical application in the natural and the directed zoning of land areas in rural districts in the same



way that desirable adjustments of land use have been accomplished by city zoning."

Greene, L. S. Wisconsin - zoning proceeds in northern counties. Natl. Munic. Rev. 23 (10): 551. 1934.

Describes the progress in county zoning in Wisconsin. Eight counties have zoning ordinances and fourteen others were drawing up such ordinances at the time of this article.

Hartman, W. A. Zoning by counties promises means of rural improvement. U. S. Dept. Agr. Yearbook 1930: 565-568.

Points out the value of zoning of rural areas and that much can be done by the counties themselves in making a preliminary survey of land resources and basic economic and social factors. The first essential of a county zoning program is said to be the appointment of a committee by the county board to study land-use problems. The data which must be collected are discussed and two maps which were used in a Wisconsin study of land-use problems are given.

Hendrickson, C. I. County planning and zoning; lists of enabling acts and commissions. 30 pp., illus., mimeogr. Washington, D. C., U.S. Dept. Agr., Bur. Agr. Econ., Div. Land Econ. 1936.

Contents: Summary of county planning and zoning acts and commissions; state planning board acts; regional planning enabling acts for groups of counties; regional planning enabling acts for metropolitan areas; county planning enabling acts; special planning enabling acts; town and township planning enabling acts; official regional planning commissions; unofficial regional planning commissions; official county planning commissions; unofficial county planning commissions; county zoning enabling acts; zoning enabling acts applying to special specified counties; counties having zoning ordinances; town and township zoning enabling acts. All lists are as of January 1, 1936.

Maps are given which show planning boards established by state law, states having regional planning enabling acts, states having planning enabling acts and zoning enabling legislation, official and unofficial county and regional planning commissions, and counties having zoning ordinances, all as of January 1, 1936.

Hendrickson, C. I. Rural zoning. 38pp., mimeogr. Washington, D. C. U. S. Dept. Agr., Bur. Agr. Econ., Div. Land Econ. 1935.

Selected references, p. 27.

The author discusses the meaning of the term, zoning, and its purpose, its history - with reference to the various urban, county and rural ordinances passed -, and its legal basis which is in the police power vested in the state. He also brings out the zoning regulations applying to agriculture, and in speaking of the place of rural zoning in a land program and the part of the Federal Government in such a program, says: "The role of the Federal Government in a program of zoning is limited to encouraging and assisting State and local authorities to use zoning as an effective implement in directing land into its best use. To this end the Federal Government can provide a limited amount of technical assistance in the preparation of zone plans and in drawing up zoning ordinances. A



more important step for the Federal Government to take is to assist the State and local authorities in developing a land-use classification for the areas for which zoning ordinances are to be proposed. It is imperative that any zoning ordinances adopted should be based upon adequate information and knowledge concerning present and probable future uses of the land in each use district..."

Appendix A contains Excerpts From State Zoning Enabling Acts.

Appendix B consists of Excerpts From Vilas County, Wisconsin, ordinance.

The following tables are included: Counties having zoning ordinances, January 1, 1935; local governmental units authorized to zone as of June 1, 1935.

Hendrickson, C. I. Rural zoning: controlling land utilization under the police power. 14pp., mimeogr. Washington, D. C., U. S. Dept. Agr., Bur. Agr. Econ., Div. Land Econ. 1936.

Address, Annual Meeting, American Farm Economic Association, New York, December 27-30, 1935.

The paper deals with some of the considerations which should be examined by those contemplating rural zoning. It lists the problems connected with the utilization of land, and the institutions affecting it, and points out that in studying the exercise of police power as it effects changes in land use, the questions involved are political, legal, and economic. The statutes and ordinances upheld under the police power, particularly those concerned with the use of land, are briefly discussed, and the following opinion as to the part of zoning in a land program is given:

"Zoning may be worth while as a part of a land program, but it is more negative and limiting than positive and constructive, and more a prevention than a cure. Other programs are needed in order to effect cures and promote more desirable uses of land. That too great a burden may not be inflicted upon any individual, it is considered desirable to permit non-conforming uses. This provision prevents zoning from putting poor land that is already in use out of cultivation and from removing the isolated settler..."

"Zoning and other land-use regulations, even with their limitations, will be found suitable as aids in the solution of many land problems and for controlling privately-owned land for the public good. It is only through a recognition of their limitations and of the legal and political requirements that they can be employed successfully."

Published also in Jour. Farm Econ. 18: 477-492. 1936.

Hendrickson, C. I. Rural zoning possibilities considered in many states. U. S. Dept. Agr., Agr. Adjustment Admin., Div. Program Planning, Land Policy Sect. Land Policy Rev. 1 (2): 12-15. March 1935.

Accompanied by a table which shows counties having zoning ordinances on January 1, 1935, year ordinance was adopted and type of ordinance, for California, Georgia, Illinois, Maryland, Mississippi, Virginia, and Wisconsin.

Hendrickson, C. I. Some new features in zoning enabling legislation.

U. S. Resettlement Admin., Div. Land Utilization, Land Planning Sect. Land Policy Circ., September 1935, pp. 10-16.



Herbert, P. A. Michigan enacts rural zoning law. Jour. Forestry 33 (7): 694-695. July 1935.

Relates briefly what the new rural zoning law of Michigan, P. A. 44, session of 1935, is designed to accomplish and some of its legislative history.

Article with similar title in Jour. Land & Pub. Utility Econ. 11: 309-310. 1935.

Herrold, G. H. County zoning. Minn. Municipalities 19 (8): 291-292. August 1934.

Points out the advantages of zoning and some of the results of county planning in California, Wisconsin and Minnesota.

Howard, E. A. County zoning under way in Wisconsin. Amer. City 38 (2): 143. February 1928.

An account of the county ordinance passed by the Board of Supervisors of Milwaukee County and the survey conducted to find out the present use of land and buildings in the county.

Jesness, O. B., and Nowell, R. I. Zoning of Minnesota lands. Minn. Univ., Agr. Ext. Div., Special Bull. 167, 7pp. University Farm, St. Paul. 1934.

Discusses briefly the need for, and the objectives of, zoning, its relation to land classification, rural zoning in Wisconsin, and steps in zoning. The uses permitted in the forestry, recreation, and unrestricted districts provided for in the zoning ordinance of Vilas County, Wisconsin, are set forth.

Johnson, V. W. Notes on Maryland zoning law. Jour. Land & Pub. Utility Econ. 12: 314-315. 1936.

There is no provision in Maryland zoning laws which regulates or restricts agricultural activities.

McNeely, J. G. Suburban county zoning in Wisconsin. Jour. Land & Pub. Utility Econ. 13(1): 90-93. 1937.

Description of county zoning ordinances of Kenosha, Outagamie, Racine, Manitowoc, and Walworth counties.

Marshall, J. H., and Johnson, V. W. Rural zoning progress in Michigan.

U. S. Resettlement Admin. Div. Land Utilization, Land Use Planning Sect., Land Policy Circ., December 1936, pp.18-23.

Michigan Commission of Inquiry into County, Township and School District Government. Population trends, by George T. Ragsdale, Lent D. Upson.... Natural community areas, by J. F. Thaden... Rural land zoning, by P. A. Herbert. 27pp. Detroit, 1933. (Mich. Local Government Ser.)

Rural Land Zoning, by P. A. Herbert, pp.21-27.

The author describes the conditions favorable to certain land uses in Michigan, and the findings of Mr. L. A. Schoenmann and Professor E. C. Prophet. He urges the making of soil surveys before land is used for farming, and discusses the work and value of the Michigan Land Economic Survey and similar work done in certain other states and in Canada. A map is included showing the Land Utilization Plan for Alger County, Michigan.



Monchow, H. C. County zoning authorized in Illinois. Jour. Land & Pub. Utility Econ. 12 (1): 89-90. February 1936.

Critical of the county zoning act of Illinois, approved June 28, 1935. While the act represents a forward step, "as it stands, the law is little more than a glorified municipal zoning statute, glorified by being applicable to a wider area than that within the jurisdiction of a municipality. It applies more or less 'urban' regulations to the unincorporated areas within county boundaries."

New Hampshire State Planning Board. Town and city zoning and planning primer... Distributed by the State development commission. 31pp. Concord. [1934?]

Bibliography, pp.30-31.

Contents: Chapter I, Planning -- state and local; II, How to organize for local planning; III, Survey of existing conditions; IV, The preparation of the town plan.

A folded map, which is a suggested form for preparing existing conditions maps, is inserted between pages 16 and 17.

New York State Planning Board, Committee on Rural Land Planning, Subcommittee on Zoning. Report. 7pp. Albany. [1934?]

Mainly concerned with town planning. It is thought that as conditions in New York are so different from those in Wisconsin that zoning for agricultural use would probably be of little value in New York. However it is pointed out that "there is a real problem in providing economical governmental services in areas in which a large part of the land is better suited to forestry and recreational uses than to agriculture." Studies of Tompkins, Chemung and Broome counties are discussed in this connection.

Rowlands, W. A. County zoning for agriculture, forestry, and recreation in Wisconsin. Jour. Land & Pub. Utility Econ. 9: 272-282. 1933.

This is a study, mainly, of the zoning, or the regulation of the use of land for agriculture, forestry, and recreation in Oneida County, Wisconsin. The Wisconsin county zoning law was amended in 1929 to permit this regulation. Oneida County, the first county to adopt a county zoning ordinance under authority of this law, did so on May 16, 1933.

Accompanied by maps.

Rowlands, W. A. County zoning in Wisconsin. Economic & social foundation. The enabling law. The procedure enacting. Wis. Univ., Col. Agr., Ext. Serv. Stencil Circ. 154, 13pp. mimeogr. Madison. 1934.

"Adapted from two addresses given before the National Planning Institute and the National Conference on City Planning at St. Louis, Missouri, 1934."

Discusses the public welfare aspect of zoning, the economic basis for rural zoning, objectives in rural zoning, enabling legislation in Wisconsin, steps to be taken in enacting rural zoning ordinances (compiling the basic economic information, public discussions through educational meetings, official public hearings, submission to town boards, final enactment by the county board.



Rowlands, W. A. County zoning of land for agriculture, forestry and recreation. Municipality 29 (1): 6, 13. January 1934. (Pam. Coll.)

"Released by the American Municipal Association, the national federation of state leagues of municipalities."

The author discusses the extension of zoning in California and Wisconsin beyond incorporated towns and cities, and the need for zoning land in marginal areas because of the nature and distribution of the settlements. He describes the Wisconsin (1929) county zoning law, and concludes: "The immediate reason for zoning has been to control and to reduce public expenditures... On the other hand, the main purpose may become the regulation and control of land uses per se."

Rowlands, W. A. County zoning ordinances and their significance to Wisconsin counties. Wis. Univ., Col. Agr. Econ. Information for Wis. Farmers 5(7): 3-4. July 1934.

Rowlands, W. A. Land planning aids Wisconsin agriculture. A radio talk... delivered in the Land-grant college radio program, March 20, 1935, and broadcast by a network of 50 associate NBC radio stations. 2pp., mimeogr. Washington, D.C., U.S. Dept. Agr. 1935.

On Wisconsin's zoning plan for land use.

Rowlands, W. A. Rural zoning; its influence on public health and schools. Wis. Univ., Col. Agr., Ext. Serv., Special Circ. [unnumbered] 6pp., mimeogr. Madison. July 1936.

Rowlands, W. A., and Trenk, F.B. Rural zoning ordinances in Wisconsin. Wis. Univ., Col. Agr., Ext. Serv. Circ. 281, 40pp., illus. Madison. July 1936.

Selected list of articles on land planning and land zoning in Wisconsin, pp.39-40.

The subject is considered under the following headings: The Wisconsin zoning law, the legal basis for zoning, economic conditions that make county zoning desirable, zoning a means of control in public expenditure, zoning an aid to making the best use of land, the rural zoning law, record of non-conforming uses, enforcement a county responsibility, changes and amendments, two companion laws helpful to zoning (the Wisconsin Forest Crop Law, and the law providing for the appointment of a county zoning adjustment board), the procedure in enacting rural zoning ordinances, economic studies helpful to prompt enactment, the official zoning map, the town meetings, the public hearing, submission of ordinance to town boards, final enactment and publication, administration of county zoning ordinances, and supplementary action helpful to zoning (record restrictions against land zoned, exchange lands to consolidate holdings, demolish abandoned buildings on county owned lands, relocate isolated settlers).

Copies of the Wisconsin County Zoning Law and the Zoning Ordinance for Florence County are included.

On pp.20-21 is an official zoning map of Florence County showing use districts.



Show, S. B. The place of zoning in land use planning. West. Farm Econ. Assoc. Proc. (1934) 7: 28-35.

This paper is concerned with the place of zoning in land use planning on the national forests. The following is quoted in part from his conclusion:

"By way of summarizing the principal features of national forest land use planning and management then, experience to date shows:

"1. That wild land crops can be harvested without destroying the land for the reproduction of the crop...2. That on most wild land areas several uses can be had by making adjustments and by reducing the output of each use somewhat...3. That planning of wild land uses is a long-term job, requiring flexibility to meet changing uses, values or sets of circumstances...4. That the most effective planning and management of wild lands is generally unattainable under private ownership for reasons inherent in its very nature...5. That restrictive zoning has a definite but not all-inclusive place in public wild land management."

Tilton, L. D. The districting plan of Orange County, California. Jour. Land & Pub. Utility Econ. 12(4): 375-390, illus. November 1936.

The writer's introductory paragraphs follow:

"The law under which California cities and counties carry on planning activities authorizes the preparation and adoption of a master plan. Included therein is authority for the adoption of a 'Districting Plan.'

"The term 'districting' was introduced into the California Planning Act chiefly for the purpose of easing its passage through the legislature. Zoning...is a fighting word. Districting more clearly indicates the nature of this particular planning tool. It also suggests its application to non-urban lands and to regions more extensive than municipalities.

"Zoning, therefore, is recognized in the California Planning Act as an important phase of the planning process. The establishment of a system of land-use control by districts is sanctioned as a means of effectuating the master plan."

The subject is then discussed under the following topics: Districting in California, the situation in Orange County, the need for zoning in the county; procedure in adoption of the ordinance; significant features of the ordinance, problems of administration.

Illustrated by a diagram showing major land uses - incorporated cities, dairies and hog ranches, oil fields, orchards, field crops, residential and recreational, grazing or native cover, tide or swamp lands, primary highways, railroads - and a diagram giving an example of land abuse in the County.

Trackett, M. C. Rural zoning in Wisconsin. Natl. Munic. Rev. 25(10): 609-612. October 1936.

"Surveys, maps and public discussion precede the passage of zoning ordinances which raise problems of constitutionality and of administrative organization."



Trenk, F. B. Land zoning in cut-over regions. Ames State Col., Forestry Club. The Ames Forester (1934) 22: 30-33.

Heavy demands for service made on the finances of its towns by isolated settlers caused Oneida County, Wisconsin, to attempt to solve the problem through its county zoning ordinance. What zoning is, its advantages, and the part of forestry and foresters in the movement are discussed.

Utah State Planning Board. County zoning, by S. R. De Boer, planning consultant. 6 pp., typewritten. [Salt Lake City? 1936?]

Subtopics: Abuse of land by overexpansion; erosion and over-grazing most devastating in arid states; can the American standard be maintained in the face of the abuse of land; isolated settlers are costly to a district; conservative regulation of the use of land is necessary; zoning; legal authority for zoning; zoning must be reasonable, is not retroactive, must be comprehensive, leads to orderly growth; county zoning, regulates settlement, provides for growth and expansion; towns determine their own zoning in county plan; administration.

Walker, Herman, Jr. Problems and suggestions in the drafting of rural zoning enabling legislation. U. S. Resettlement Admin., Land Utilization Div., Land Use Planning Sect. Land Use Planning Pub. 10, 67 pp., mimeogr. December 1936.

Selected references, pp. 67-68.

Walker, Herman, Jr. Some considerations in support of the constitutionality of rural zoning as a police power measure. U. S. Resettlement Admin., Land Utilization Div., Land Use Planning Sect. Land Use Planning Pub. 11, 48 pp., mimeogr. December 1936.

"The character of this study should not be misunderstood. It represents a search through the judgments of American Courts for doctrines which can be used in support of reasonable rural zoning ordinances enacted in pursuance of well thought out rural zoning enabling legislation." - Foreword.

Selected references, pp. 47-48.

Walter, D. H. Rural planning and zoning for land use. Penn. Dept. Internal Affairs. Pennsylvania Planning and Zoning 2(2): 1-5. August 1935. (Mimeographed)

Points out the need for a sound land use program in Pennsylvania, calling attention to the decrease in the forest area of the state and the condition of the present stand of timber, the decrease in number of farms and the increase in idle farm land - except during the last few years when a back-to-the-land movement has been in evidence, soil erosion, zoning programs in other states, the Federal Government's land purchase program, etc.

The writer concludes that a program of land use in Pennsylvania should provide for "(1) detailed studies in land classification to determine the best use of our land, (2) adequate legislation to provide for some kind of county zoning, (3) public acquisition and control over most of the idle farm land and cut-over forest areas, (4) gradual retirement of from one to two million acres of the poorest farm land, and (5) complete and close cooperation between all planning organizations."



Wehrwein, G. S. County zoning in Wisconsin. Iowa State Col. Agr. and Mech. Arts, Agr. Ext. Serv. Iowa Farm Economist 2(4): 8-16, illus. October 1936.

Accompanied by maps showing use permits in Florence County and status of rural ordinances in Wisconsin as of Sept. 1, 1936.

Wehrwein, G. S. County zoning in Wisconsin: agriculture, forestry and recreation. Minn. Municipalities 19(3): 83-87, illus. March 1934.

Accompanied by an official zoning map of Oneida County showing use districts.

Wehrwein, G. S. Enactment and administration of rural county zoning ordinances. Jour. Farm Econ. 18: 508-522. August 1936.

This article, which is based on Michigan and Wisconsin experiences, discusses the subject under the following subtopics: differences in zoning problems of rural and urban counties, extent of state control over county zoning, procedure in enacting rural county zoning ordinances, state and local cooperation in rural zoning, administration, the board of appeal, discontinued non-conforming uses, enforcement, zoning in the land program, resettlement of non-conforming users.

Wehrwein, G. S. Problems for research in public finance arising from land-use zoning programs. Jour. Farm Econ. 16: 119-126. January 1934.

Discussion, by J. Roy Blough, pp. 127-129.

"Research in public finance in relation to zoning falls in three periods or phases: (1) the gathering of data upon which public opinion bases its ideas for the need of zoning; (2) the gathering of data upon which a zoning ordinance is based to insure its reasonableness and validity as well as to set up the zones which will secure the best utilization of the land and the greatest economy in local government; (3) the investigation into the changes in local government, taxation, road and school systems, state aids, etc., that should be made after zoning has been carried out."

Mr. Blough, in his discussion, emphasizes two aspects of Dr. Wehrwein's paper which seem to him particularly significant: the importance placed on taxation and public finance in the zoning of marginal lands, and the emphasis on research in action.

Wehrwein, G. S. Rural zoning and highway planning. Better Roads 6(1): 19-21, 50, illus. January 1936.

"In summary, highways are a factor in determining the rural land-use zones, and conversely rural zoning will determine where future highways are to be located. Relocation of non-conforming land users may in fact cause many miles of roads to be vacated or to be converted into fire lanes. Highways can be constructed and maintained to serve the needs of the various use-districts, particularly the agricultural and recreational zones, and zoning can be used to protect the highway itself from undesirable uses of the adjacent private property."



Wehrwein, G. S. Zoning for lower taxes. Wisconsin is tired of paying \$1500 worth of road and schools for \$15.00 worth of taxes - a better system now in force. Farm Jour. 68(5): 9, 25, 29. May 1934.

Wehrwein, G. S. Zoning in marginal areas. City Planning 9(4): 155-163, illus. October 1933.

County zoning in Wisconsin, particularly Oneida County. Accompanied by a zoning map, a map showing operating farms and abandoned farms, a map of recreational lands, and a tax delinquency map, all of Oneida County.

Whitten, Robert. Rural zoning in New York. Jour. Land & Pub. Utility Econ. 12: 313-314. 1936.

Although the zoning powers of the New York act were drafted with urban and suburban conditions chiefly in mind it is thought that they are broad enough to meet some of the needs of rural zoning. "It is not believed that any strictly rural town outside the sphere of influence of the large cities has adopted zoning regulations." Counties in the State are not authorized to adopt zoning ordinances. The major problems in rural zoning in the State are quite different from those of the cut-over areas of Wisconsin.

Wilson, F. G. Zoning as a part of a land use program. Jour. Forestry 33(3): 194-196. April 1935.

Discussion, pp.196-198.

This paper is "limited to a report of the progress that has been made and the place which zoning should occupy in a comprehensive land use program." Eighteen Wisconsin counties had enacted zoning ordinances up to January 1, 1935.

Wilson, F. G., and Trenk, F.B. Local governmental control in land utilization and forestry. Jour. Forestry 31: 796-806, 920-922, illus. 1933.

"Destruction of forests on land not fit for farming has brought two evils, scattered settlement and tax delinquency. The attempt to establish isolated farms has caused suffering and resulted in unwholesome social conditions, even though excessive taxes have been levied to meet mandatory school requirements. Too often roads and schools have been built, only to fall into disuse after a few years when settlers had given up the hopeless struggle... (The first) article deals with control of the use of lands in private ownership by the application of an entirely new principle in land zoning... (The second article shows) how a county can establish and provide for the management of county forests, utilizing land acquired by tax deed. Assuming the needed state enabling legislation, the application of the zoning ordinance is nation wide, while the forestry ordinance applies in those states where tax deeds are taken by the county."

The articles deal mainly with zoning in Wisconsin and in Oneida County, particularly.

Illustrated by maps.



Wisconsin University, College of Agriculture, Committee on Zoning.

County ordinances, zoning for agriculture, forestry and recreation in Wisconsin. 19pp., mimeogr. Madison, July 1933.

The Committee on Zoning is composed of W. A. Rowlands, B. H. Hibbard, F. B. Trenk, and G. S. Wehrwein.

Wisconsin publications on land utilization, taxation and zoning, pp.18-19.

The Wisconsin county zoning law is given on pp.1-3. Information on how to prepare the tentative ordinance is given on pp.4-5. A tentative county zoning ordinance is given on pp.5-11. For information on the county map see pp.12-15. The administration of county zoning ordinances is discussed on pp.16-17.

Wisconsin University, College of Agriculture, Extension Service.

Making the best use of Wisconsin land through zoning. Wis. Univ., Col. Agr., Ext. Serv., Special Circ. 19pp., illus. Madison, 1934.

In four main parts. The first part explains the meaning of "zoning", and discusses the Wisconsin zoning laws, the economic conditions that make county zoning desirable, zoning as a means of control in public expenditure, zoning as an aid in making the best use of land, the procedure in enacting county zoning ordinances, the official county map, and supplementary studies. The second part deals with the administration of a county zoning ordinance, the third contains the Wisconsin County Zoning Law, and the fourth contains the zoning ordinance for Vilas County.

A zoning map of Vilas County showing use districts, and a map showing the status of zoning in Wisconsin, March 6, 1934, are given.